



Accurate Inspect

A Division of Double LF, Inc.

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Property Inspection Report



7911 Deaton Dr.
Humble, TX 77346

PROPERTY INSPECTION REPORT

Prepared For: Latour Corporation 6
(Name of Client)

Concerning: 7911 Deaton Dr., Humble, TX 77346
(Address or Other Identification of Inspected Property)

By: Larry Fleming, Lic #4860 08/09/2019
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

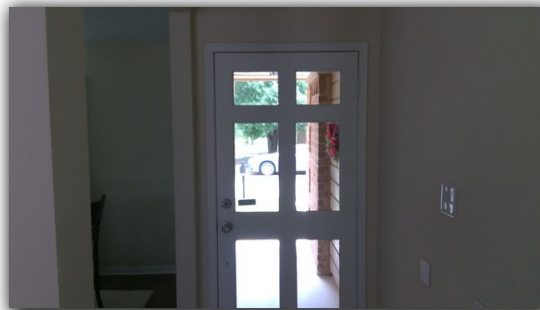
INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

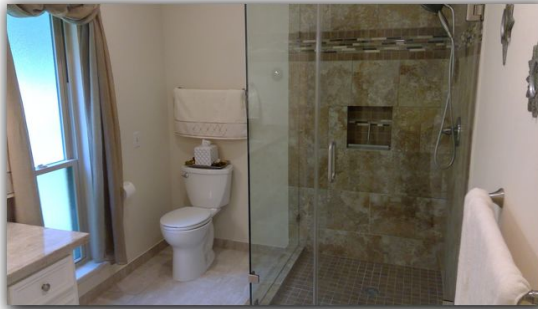
ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

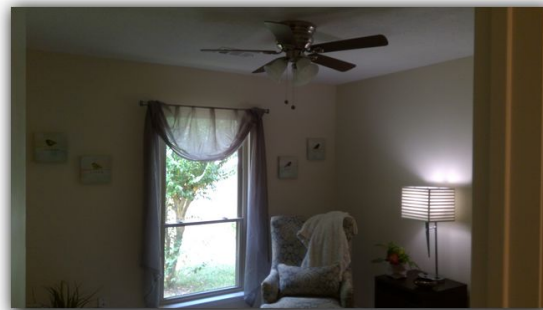
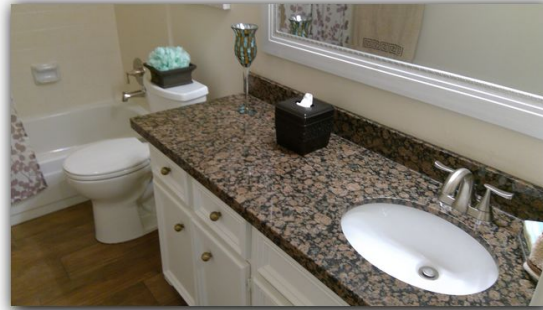
Present at Inspection: Buyer Selling Agent Buyer's Agent Occupant No one
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain Temp: 95
Utilities On: Yes No Water No Electricity No Gas
 One Story
 Two Story
 Three Story
 Townhouse
Special Notes: _____

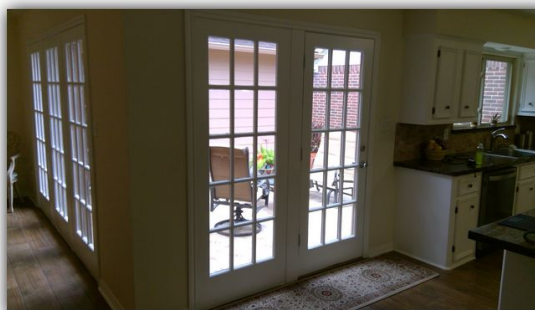
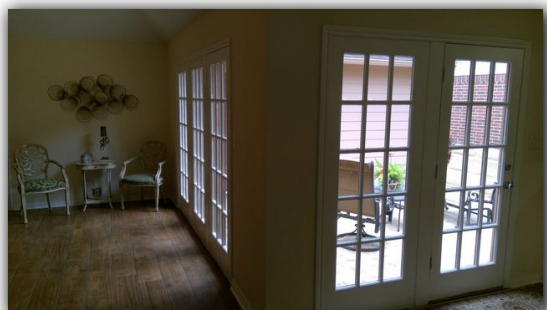












INACCESSIBLE OR OBSTRUCTED AREAS

Sub Flooring

Attic Space is Limited - Viewed from Accessible Areas

- Floors Covered
- Walls/Ceilings Covered or Freshly Painted
- Behind/Under Furniture and/or Stored Items
- Heavy vegetation limiting access to exterior walls in some areas
- Inspector was informed that the house had experienced previous "flooding".
- House pre-dates 1978 / Lead inspection is recommended
- Age of house unknown
- House constructed circa 1982
- Plumbing Areas - Only Visible Plumbing Inspected
- Siding Over Older Existing Siding
- Crawl Space is limited - Viewed From Accessible Areas
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

Standard TREC Inspection performed in accordance with the Standards of Practice of the Texas Real Estate Commission. No other buildings or systems were a part of this inspection unless specifically noted on the report as being a part of the inspection. If there was no WDI (wood destroying insect) inspection and provided on this property it is generally recommended that an inspection for wood destroying insects be performed. If a WDI was performed, the inspection report for the wood destroying insects is a separate and independent report performed by an independent pest control company licensed by a different licensing agency to perform wood destroying insect inspection. Temperature and weather conditions can affect the operability of certain systems and can affect the results in the inspection. When inspecting new construction, the IRC (International Residential Code) 2015 and the NEC (National Electric Code) 2017 are used and referenced. It is possible that an earlier edition is adopted in some areas. Consult the Building Official to determine the appropriate building standard or any final determinations regarding interpretation of any code related item. This inspection is not intended to be an inspection for code compliance, insurability or any other purpose not specifically stated in the Standards of Practice of the Texas Real Estate Commission governing TREC inspections. In the event that the IRC does not apply, Usual and Customary Building Practices, and Manufacturer's specifications are used to determine the adequacy of the design or materials.

Illegal additions: Inspector recommends that the potential buyer do "due diligence" when notified of a potential addition to the structure. Inspector does not, as a part of this inspection, research to determine if the work previously performed on the structure was properly permitted and performed in accordance with local municipalities or appropriate regulatory agencies.

This is not an engineering report and this inspector does not represent him/ herself as an engineer. This inspection is a general inspection of accessible and visible components checked for function and is not intended to be a specialized inspection. If more information is needed about any items covered in this report, it is recommended that the potential buyer or seller contact and consult with an appropriate specialist for further recommendations and / or repairs.

If the house was constructed prior to 1978, a lead inspection is recommended. A lead inspection is not a part of this inspection.

On older houses, the phrase may be used in the report..."does not conform to current code". It is not implied in this inspection that older houses have to meet current code. The inspector is not the Building Official on this house and only notes code requirements for informational and TREC mandated purposes only.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Foundation Types

- Slab on grade / conventional steel reinforced Pier and Beam
 Block and Beam Post-Tension Slab on grade
 Slab on grade

INSPECTION OF THE CRAWL SPACE (if applicable) was performed from:

- Crawl space entrance area Inspector had access to multiple areas of the crawl space
 Some crawl space / areas inaccessible for inspection

Comments: **Performance Opinion:** (An opinion on performance is mandatory)

Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

It is the opinion of this inspector that structural movement and /or settling was observed; however, it appears the foundation is supporting the structure at the time of the inspection with the exception of the observed / noted / checked items below.

- Exposed rebar observed at the slab foundation. Parging is recommended to keep the exposed rebar from rusting.



- Cracks observed in exterior brick walls showing some evidence that the foundation has moved / settled. (see exterior wall section for more pictures)

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Repairs have been made to brick mortar in areas that appeared to show signs of movement / settlement. (see exterior wall section for pictures).

Cracks observed in exposed garage concrete floors at one or more locations.



Horizontal cracks observed in the side of the slab concrete surfaces at the rear corners of the slab foundation.



Cracks observed in flatwork (Driveways, sidewalks, etc. Not related to foundation of structure but noted on report for potential buyer to be fully informed



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Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

B. Grading and Drainage

Some underground drainage ("French Drains") observed in some areas. Inspector does not inspect for the efficacy of an underground drainage system.

Comments: It is the opinion of this inspector that the grading and drainage appear to be appropriate at the time of the inspection with the exceptions of any observed / noted / checked items below

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet is the current code. Slab exposure is also needed around the perimeter of the slab at all points. A minimum of 4" is required between the finished grade and the first course of brick. A minimum of 6" is required between the finished grade and the lowest row of siding per current code.

Soil level too high around the perimeter of the slab: Grade does not conform to current code requiring a 4" slab exposure between the finished grade and exterior brick



Soil level too high around the front porch post (s) areas at one or more locations. Grade does not conform to current code requiring a 4" slab exposure between the finished grade and exterior brick

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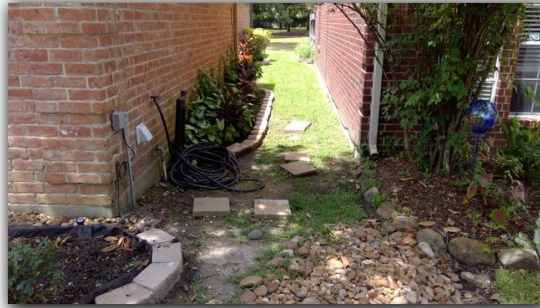
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Grade does not conform to current code requiring a 6" fall 10' from the structure



Drainage on the right side of the house does not appear to be properly draining water away from the foundation



Drainage on the left side of the house does not appear to be properly draining water away from the foundation



Evidence observed of previous gutters present on house. It appears the gutters and downspouts have been removed, but downspout straps are still present in some locations.

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C. Roof Covering Materials

Type(s) of Roof Covering: Roof Covering Materials

- Dimensional
- Tab shingle
- Metal

Viewed From: Roof Viewed From Accessible Areas of

- Roof Level
- Eave / perimeter areas
- Ground level
- Roof level from upstairs windows

Some Areas Of The Roof Covering Were Inaccessible For Inspection Yes No

NOTE: Roof Covering Inspection is inspected per TREC standards of Practice only. Roof Covering is not inspected for insurance purposes. Consult insurance company prior to option period ending to verify roof covering insurance coverage requirements for the insurance company. (Insurance companies are often not familiar and do not understand TREC standards of Practice).

Roof Covering:

Comments: It is the opinion of this inspector that the roof covering appeared to be performing its intended function on the day of the inspection with the exception of any observed / noted / checked items below

- Higher and lower areas observed in roof covering noticeable at one or more locations.

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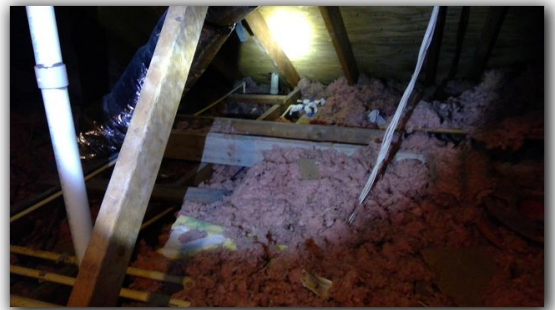
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Evidence of previous moisture penetration observed in roof decking from attic side



Edges of shingles around the perimeter are damaged at one or more locations.



Roof covering shows evidence of deterioration / fiberglass threading showing in some locations.

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Early signs of roof deterioration were observed. Gravel coming loose, pitted surfaces, fiberglass threading showing at edge of shingles

Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs

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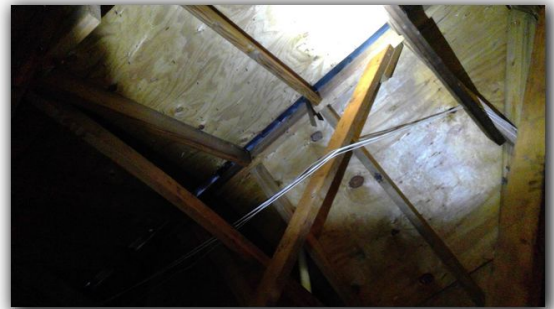
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D. Roof Structures and Attics



**Viewed From: Roof Structure Viewed From:
Accessible attic spaces and exterior locations**

- Attic access entrance
- Inspector was able to walk on existing catwalk and platforms
- No Access present / Mobile home
- Some attic spaces / areas inaccessible for inspection

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- Framed Lumber 2 x 4 Truss system 2 x 6 Truss system

Approximate Average Depth of Insulation:

- None 1" to 3" 4" to 6" 7" to 10" (most areas) Over 10" (

Approximate Average Thickness of Vertical Insulation:

- Not Accessible 4" where accessible and visible 6" where accessible and visible

Comments: It is the opinion of this inspector that the roof structures and attics appeared to be performing their intended function at the time of the inspection with the exception of any observed / noted / reported checked items below

- Attic access fold down ladder not installed per manufacturer's specifications / proper fasteners



- Framing at the attic access does not conform to current standards requiring double framing for the access door.



- Cut framing around the fireplace chimney does not appear to be properly supported..

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Framing at attic access was cut and not properly supported at the hallway attic access..



Proper 30" working clearance and level platforms needed in front of equipment located in attic space at one or more locations.



Attic does not conform to current code requiring a continuous / solid and unobstructed 24" wide catwalk



Voids observed in insulation in attic space at one or more locations.

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Insulation piled up in some areas of the attic space that appear to need to be redistributed.



Damaged and / or missing vent screens in one or more locations. (see left side of house)



Low areas observed in roof decking at one or more locations.

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Evidence of previous moisture penetration observed from attic side at some plumbing vent pipe roof penetration locations.



Wood rot / previous water penetration observed on the attic side of the roof sheathing / framing. (see around chimney brick in attic space)



House was not constructed per current standards requiring the purlin brace to be the same size or larger than the rafter being supported. 2 x 4 purlins supporting 2 x 6 rafters observed.



Purlin braces needed every 4' per current code to properly support purlins in attic space. It

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appears that some purlin braces are missing at some locations.



Ridge board is not properly sized larger than the rafters attached per current standards and shows signs of movement.



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs

E. Walls (Interior and Exterior)

Comments: It is the opinion of this inspector that the interior and exterior walls appeared to be performing their intended function on the day of the inspection with the exception of any observed / noted / checked items below.

Interior Walls:

Exterior Walls:

Siding Materials: Brick Stone Wood Wood byproducts Stucco
(independent stucco inspection recommended)
 Vinyl Aluminum Asbestos Cement Board Other

Mortar is separated, cracked or missing in some areas

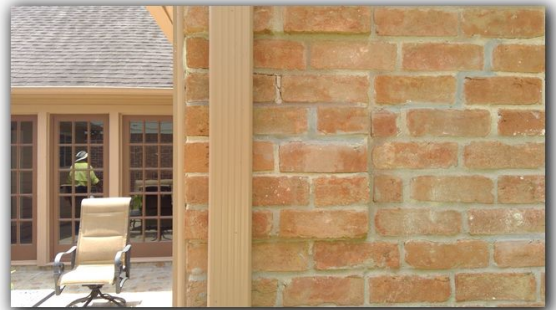
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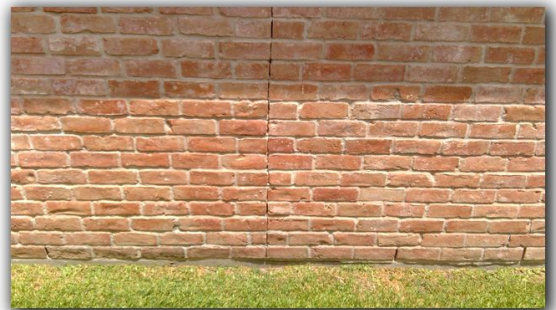
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Caulking / sealant is separated or missing in some areas



Evidence of previous exterior siding repairs observed

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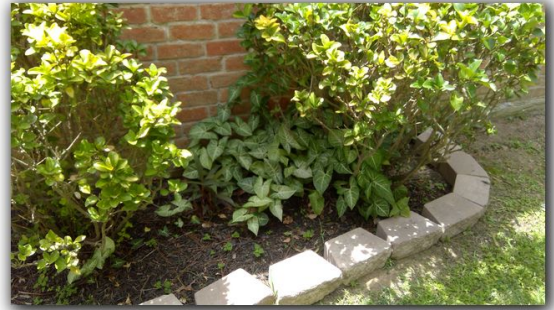
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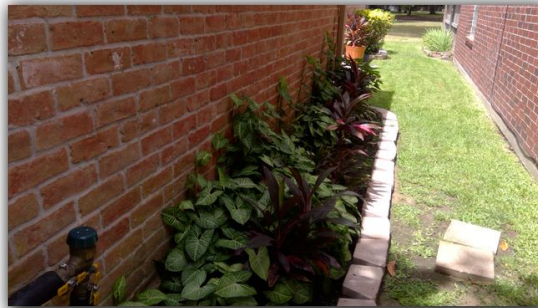
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I NI NP D



Heavy vegetation needs to be trimmed from touching exterior walls



Weep holes not properly spaced per current code standards at multiple locations. Current code requires a weep hole within every 33".

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Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs.

F. Ceilings and Floors

Comments: **It is the opinion of this inspector that the ceilings and floors appear to be performing their intended function at the time of the inspection with the exception of any observed / noted / checked items below**

Ceiling cracks observed in one or more areas. See right rear bedroom ceiling.



Evidence of previous repair observed in multiple sheetrock ceiling locations



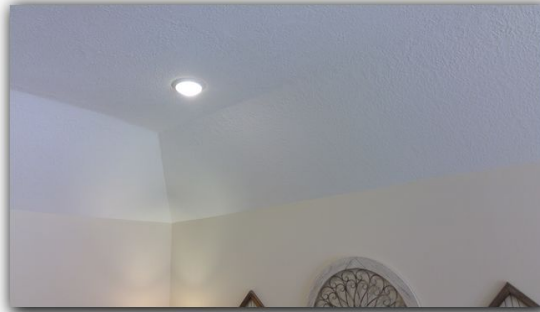
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Tile flooring was not installed in a usual and customary building practice manner. PVC drain line observable at the tile flooring in what appears to be an old "wet bar" location.



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs

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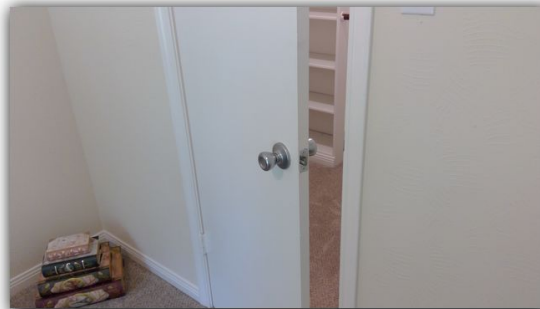
G. Doors (Interior and Exterior)

Not all doors were accessible due to furnishings or storage items. / Only accessible doors were inspected.

Comments: It is the opinion of this inspector that the doors appeared to be performing their intended function on the day of the inspection with the exception of any observed / noted / checked items listed below.

Interior Doors

Interior doors do not latch properly at one or more locations.



Ball latches appear to be damaged / missing at one or more door locations which keeps the door from latching properly. See study closet area. Doors do not appear to be supplied with appropriate ball latches.



Interior doors rub, stick or hit frames: see master bedroom entry door and the hall closet door.

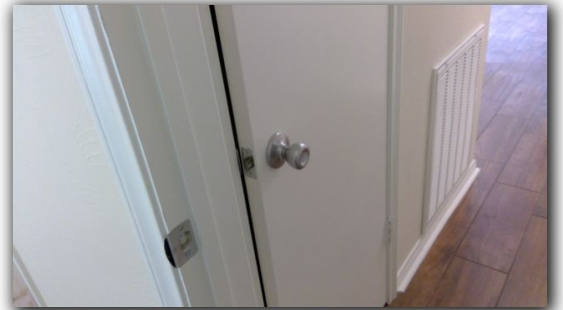
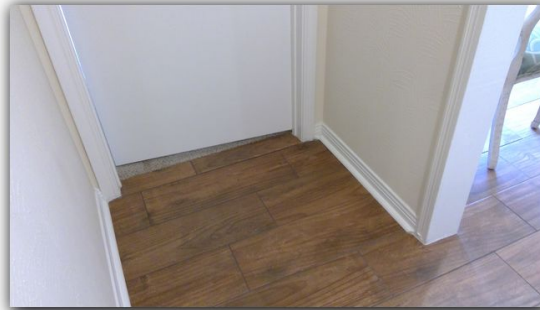
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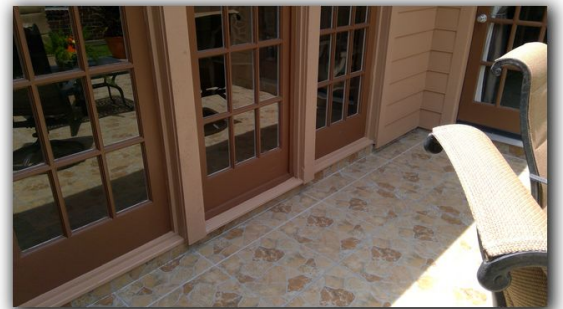


- Double door units do not fit square to each other at one or more bedroom closet locations



Exterior Doors

- Wood rot observed in the lower door area of one or more exterior doors where it appears that the middle window present was once a door that has been permanently fixed into a window.



- Exterior door has been altered and turned into a window location at the middle patio area.



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Garage Doors

Type: Metal Wood Fiberglass Doors / panels are damaged Not Present

Bottom panel of garage door is bowed / bent / damaged on the interior side of the door.



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs

H. Windows



Single pane Double Pane Storm Windows present

Aluminum Vinyl Tilt-out

Not all windows were accessible due to window coverings, furnishings or storage items. / Only accessible windows were inspected.

Comments: It is the opinion of this inspector that the windows appeared to be performing their intended function on the day of the inspection with the exception of the observed / noted / checked items below

Some window / door screens are damaged or missing

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Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repairs

I. Stairways (Interior and Exterior)

Comments:

INTERIOR

EXTERIOR

J. Fireplaces and Chimneys



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I NI NP D

Type of Fireplace: Factory Masonry Free Standing

Comments: It is the opinion of this inspector that the fireplace and chimney appeared to be performing their intended function on the day of the inspection with the exception of any observed / noted / checked items below.

No damper anti closing device installed to prevent damper from closing with gas fired appliance present



Gas valve does not require the use of a separate key. This can present a potential safety hazard if valve is turned without the use of the key and gas is inadvertently turned on.



Inspector did not have access to the chimney cap location. Due to the age of the structure and the type of construction, this inspector would recommend that a qualified fireplace specialist make any further recommendations and potential repairs to the mortar chimney cap as needed.



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

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NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

K. Porches, Balconies, Decks, and Carports



Comments: It is the opinion of this inspector that the porches (attached), balconies, decks (attached), and Carports (attached) appeared to be performing their intended function at the time of the inspection with the exception of any observed / noted / checked items below.

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels



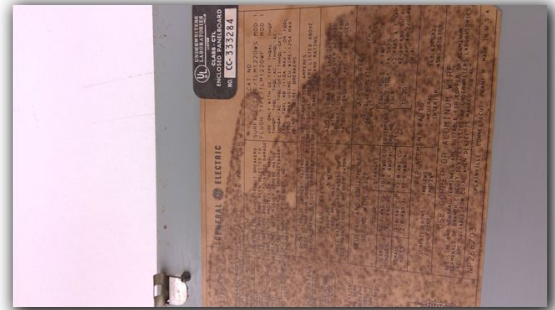
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments: It is the opinion of this inspector that the electrical service and panel appear to be performing its intended function at the time of the inspection with the exception of any observed / noted / checked items below.

Overhead Service Underground Service Additional Service Panel At Exterior Pole

Main Disconnect Panel None 100 amp
 100 amp
 125 amp 150 amp
 200 amp > 200 amp
 Sub-panel box present
 Unknown (breaker panel box N/A / locked)

Brand: Square D Cutler Hammer / Eaton Bryant General Electric
 FPE (consult Electrician) Challenger Siemens

A/C condensing unit #1:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Specifies max amp breaker of 35 / 20.8 amp minimum and a 50 amp breaker is in use

Service Entrance Wiring: Type of Wire: Copper Aluminum

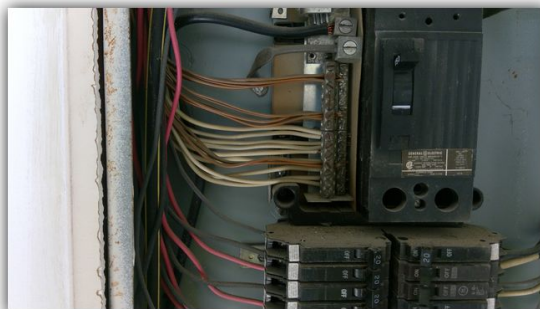
Bonding / grounding / wiring / ground clamp not present at the electrical service entrance panel box per current standards.



White "neutral" type wiring used as "hot" needs to be properly identified as "hot" in panel box at one or more locations. White wiring should be wrapped with black tape or marked with a black (or other appropriate color that is not white, grey or green) marker.



White "neutral" type wiring is required by current code to be individually secured into individual holes in "neutral" buss bar. Double wiring and securing two or more wires to a single set screw is not allowed per current code on the "neutral buss bar."



Lack of anti-oxidants on aluminum conductor terminals in panel box at one or more locations.

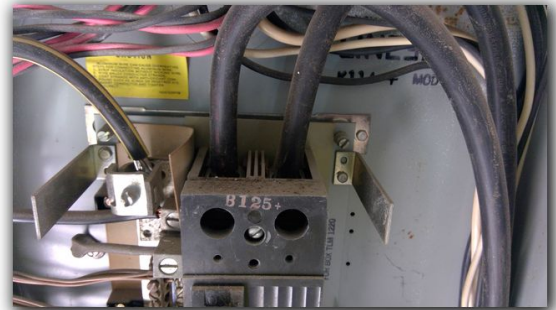
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Wiring entering the panel box without appropriate clamps / bushings at knock out holes

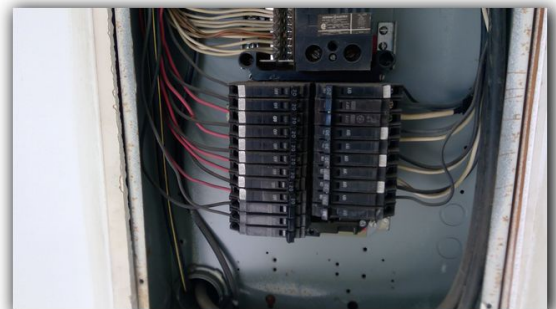
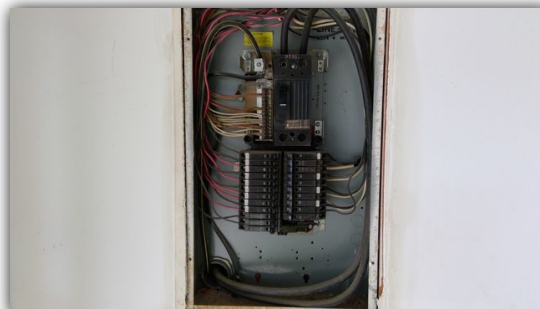


Electrical panel box is not properly labeled

Conduit appears damaged (not installed in a usual and customary building practice manner) at the electrical meter can.



Panel box does not conform to current code regarding the proper presence of arc fault protection. Arc fault protection did not enter the NEC code until 2002.



Incorrect size of breakers / fuses: 15 amp is maximum size breaker that can be used on #14

I=Inspected

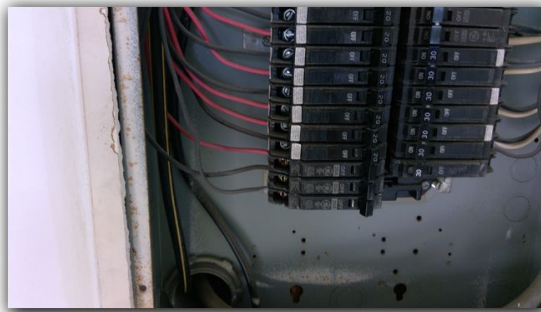
NI=Not Inspected

NP=Not Present

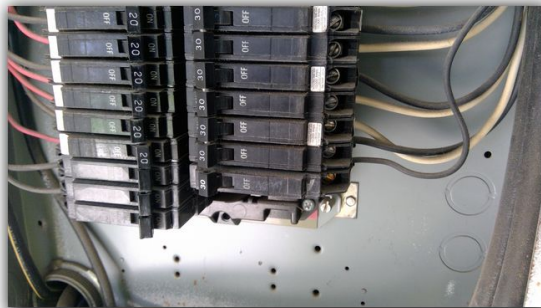
D=Deficient

I NI NP D

wiring. 20 amp present



Incorrect size of breakers / fuses: 20 amp is maximum size breaker that can be used on #12 wiring. 30 amp present



A/C condensing unit #1:
Specifies max amp breaker of 35 / 20.8 amp minimum and a 50 amp breaker is in use.
Breaker present is too large for the maximum rating listed on the HVAC condensing unit.

Would recommend that a licensed and / or qualified contractor (Electrician) be consulted to make any further recommendations and / or repair

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum (consult electrician) Conduit

Not all receptacles were accessible due to furnishings or storage items. / Only accessible receptacles inspected.

Comments: It is the opinion of this inspector that the branch circuits, connected devices and fixtures appeared to be performing their intended function at the time of the inspection with the exception of any observed / noted / checked items below

Outlet and Switches

Loose, damaged, missing outlets / switches /covers at one or more locations.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

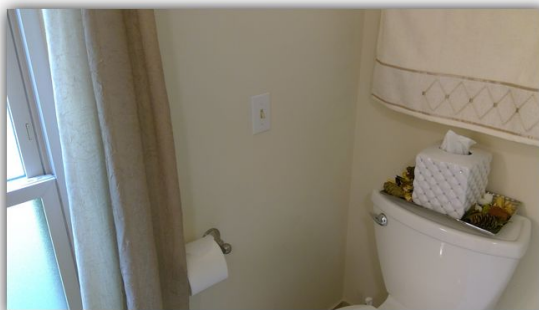
I NI NP D



Outlet/Switches loose at multiple locations.



Switch(s) could not be determined for proper operation at one or more locations.



House does not conform to current code regarding proper receptacle placement: A minimum of one receptacle is required per current code at an island location.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

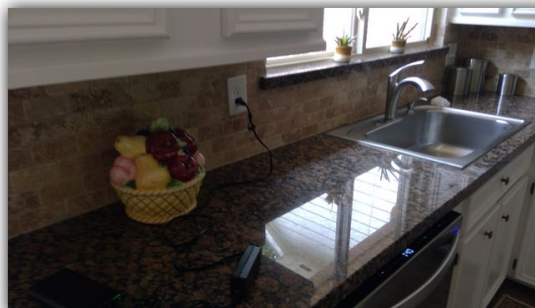
I NI NP D



Ground Fault Circuit Interrupt Safety Protection

- Kitchen: Yes No Partial
- Bathrooms: Yes No Partial
- Exterior: Yes No Partial N/A
- Garage: Yes No Partial N/A
- Washing Machine: Yes No Partial N/A
- Dishwasher: Yes No Partial N/A
- Disposer: Yes No Partial N/A
- Wet Bar: Yes No Partial N/A
- Crawlspace: Yes No Partial N/A
- Pool/Spa: Yes No Partial N/A
- Hydro-massage therapy equipment (Master Tub):
 Yes No Partial N/A

No GFCI protection at one or more location. This is considered a recognized safety hazard: All kitchen, bathroom, garage, exterior, washing machine, dishwasher, disposer and wet bar locations are required by current code to be GFCI protected.



I=Inspected

NI=Not Inspected

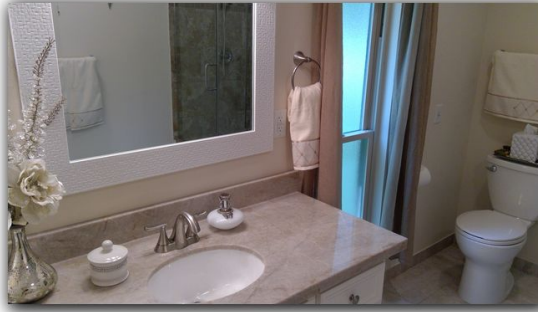
NP=Not Present

D=Deficient

I	NI	NP	D
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GFCI are not properly installed or operate properly at one or more locations.



Fixtures

Light fixtures not operating in one / more locations: May be due to dusk / dawn sensors or timers present



Smoke and Fire Alarms

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- House does not conform to current code regarding proper presence, placement and inter-connectivity of smoke detectors

Other Electrical System Components

- Electrical wiring observed that was not properly terminated in a junction box.



- Improper use of extension cords as permanent wiring observed in one or more locations. Permanent use of extension cords for permanent wiring is considered a safety hazard by current standards. See above microwave area.



- Would recommend that a licensed and / or qualified contractor (Electrician) be consulted to make any further recommendations and / or repair

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-

A. Heating Equipment

Type of System: Heating Types



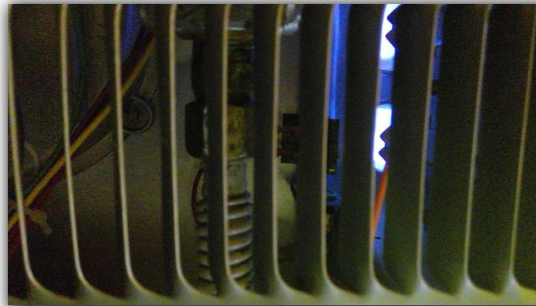
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Split System
- Multiple units
- Forced Air System

Energy Source: Heating Energy Sources Electric Gas

Comments: **It is the opinion of this inspector that the heating equipment appears to be performing its intended function at the time of the inspection with the exception of any observed / noted / checked items below.**

- No sediment trap observed in gas line of HVAC system
- 30" unobstructed working clearance and level platform needed in front of the HVAC furnace unit.
- Gas line entering the casing of the HVAC furnace should be "hard piped". Flexible gas line should not enter the casing of the furnace.



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

B. Cooling Equipment

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



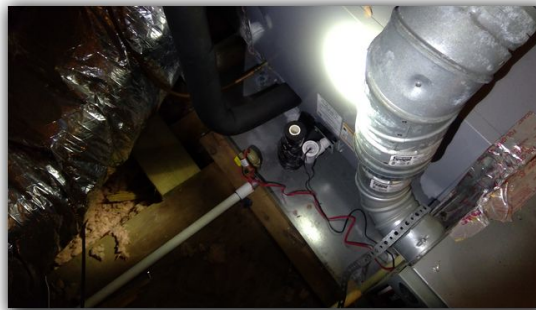
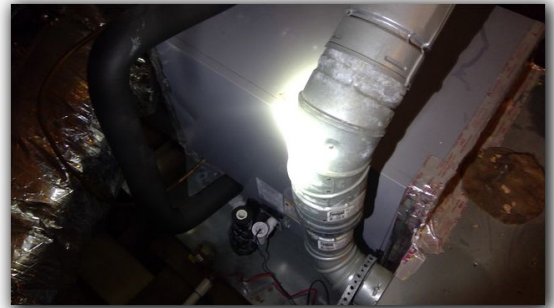
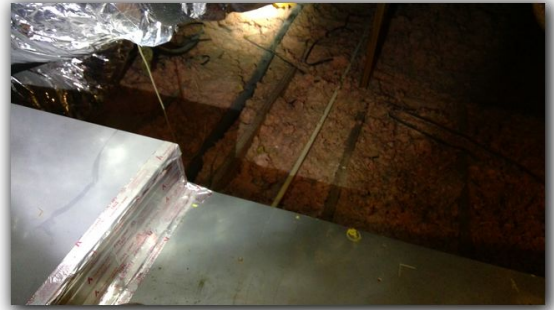
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Type of System: Cooling Types

Forced air cooling unit Window units not inspected

Brand:

Trane Carrier Bryant / Payne Ruud Rheem American Standard Goodman
 York Lennox Heil Comfort Air Other:

Model # unit 1: NXA448GKC101

Manufacturer Date: Unknown Known: Appears to be 2018

Comments: It is the opinion of this inspector that the cooling equipment appeared to be performing its intended function at the time of the inspection with the exception of any observed / noted / checked (deficient) items below.

Unit #1:

Supply Air Temp: 50 °F

Return Air Temp: 70°F

Temp. Differential: 20°F

I=Inspected

NI=Not Inspected

NP=Not Present

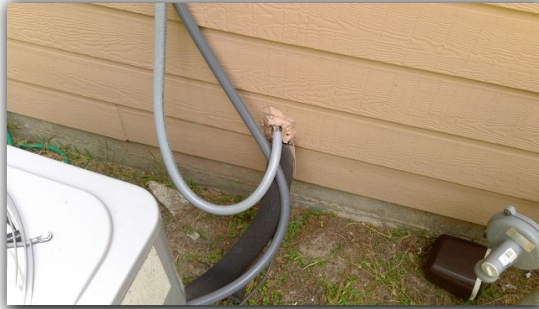
D=Deficient

I	NI	NP	D
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- Lack of GFCI exterior receptacle near unit for technician per current code.



- Conduit is not properly connected / installed at exterior wall



For attic installations :

- Lack of unobstructed working platform (>30") and clearances observed at attic HVAC evaporator coil.

Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

I=Inspected

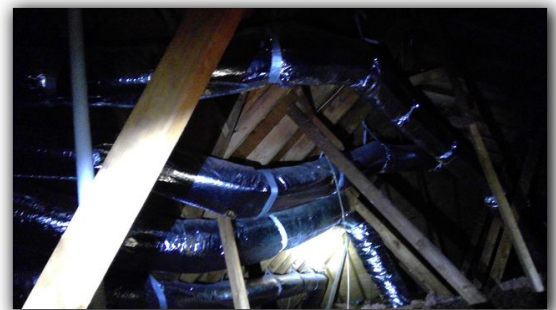
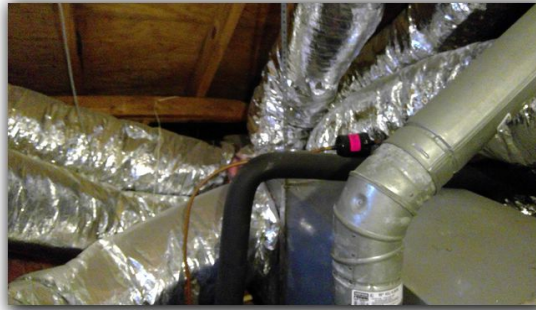
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Duct Systems, Chases, and Vents



Comments: It is the opinion of this inspector that the duct systems, chases and vents appear to be performing their intended function at the time of the inspection with the exception of any observed / noted / checked (deficient) items below.

Type of Ducting: Flex Ducting Duct Board Metal

HVAC duct system does not conform to current code regarding proper sealing / mastic



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter:



Front Yard Rear Yard Left side Right side Near street Near driveway Unknown

Functional Flow adequate Functional Flow Inadequate

Location of main water supply valve:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



- Interior Exterior Front side Rear side Left side Right side In Garage At Meter

Static water pressure reading:

- below 40 psi 40-50 psi 51-60 psi 61-70 psi 71-80 psi above 80 psi
- Lack of reducing valve over 80 psi
- Water turned off to house / System not able to be inspected.

Type of Supply Piping:



- PEX Copper CPVC (partially retro'd) Galvanized (Original construction) Other

- Water Source:** Public Private Unknown
- Sewer Type:** Public Private Unknown

Comments: It is the opinion of this inspector that the plumbing system, distribution systems and fixtures appeared to be performing their intended function at the time of the inspection with the exception of observed / noted / checked (deficient) items below.

Attic Space

Comments: _____

- Exposed plumbing supply lines in attic need to be protected from freezing (insulated)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Sinks

Comments: _____

- Minimal water pressure observed at the kitchen sink faucet.



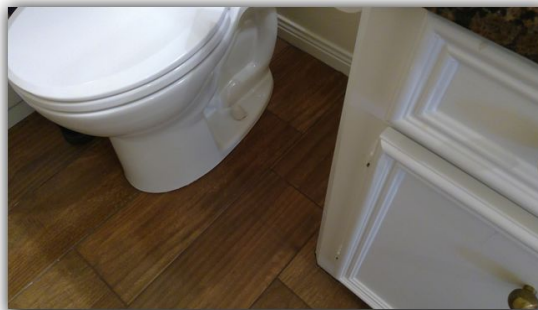
Bathtubs and Showers

Comments: _____

Commodes

Comments: _____

- Toilet plastic anchor bolt covers loose at hall bathroom toilet.



Washing Machine Connections

Comments: _____

Exterior Plumbing

Comments: _____

- Exterior shut off valve handle appears to be damaged / broken.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Proper insulation needed on exterior exposed water lines / plumbing



Other Plumbing Components

Comments: _____

Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

B. Drains, Wastes, and Vents

Bath traps inaccessible in one or more locations. Areas under tubs and other aspects of the DWV system is not visible for inspection.

"Hydro-static testing of underground plumbing is not a part of this inspection

Comments: **It is the opinion of this inspector that the Drains, Wastes and Vents system appeared to be performing their intended function at the time of the inspection with the exception of the observed / noted / checked (deficient) items noted below.**

C. Water Heating Equipment

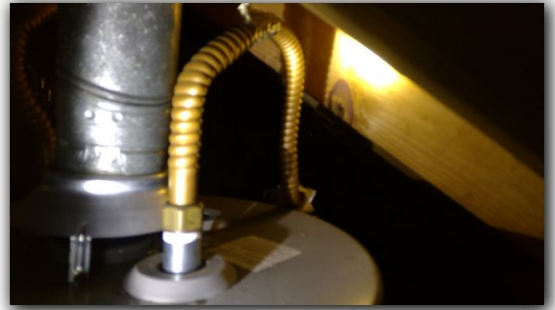
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Energy Source: Water Heating Energy Sources Gas Electric

Capacity: unit 1: 30 gallon 40 gallon 50 gallon On Demand

Capacity: unit 2: 30 gallon 40 gallon 50 gallon On Demand

Water heater TPR (Temperature / Pressure / Relief) valve piping termination point could not be positively confirmed at the time of inspection. Some areas of the piping were covered by insulation or storage items rendering some of the piping inaccessible for inspection. The TPR valve is not tested by TREC standards if the termination point cannot be positively confirmed and that damage will not occur to the structure if activated.

Rheem Bradford White State Select Whirlpool General Electric Kenmore
 American WHC A.O. Smith US Craftsman Rinnai

Model # (unit 1) XG40T06EC36U1

Manufactured Date: Unknown Known / Year: Appears to be 2017

Single water heating unit Multiple water heating units

Comments:

It is the opinion of this inspector that the water heating equipment DID NOT appear to be performing its intended function at the time of the inspection with the following observed / noted / checked (deficient) items below.

Debris present in the drain pan of the water heating equipment

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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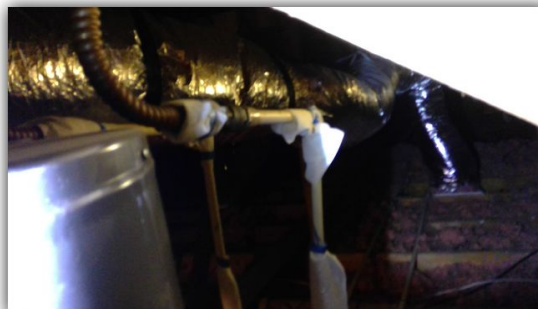
- Sediment trap not present in gas line at water heating equipment



- 30" working clearance and platform needed in front of water heating equipment



- Drain pan is damaged / dented at water heating equipment.
- No cold water shut off valve present at the water heating equipment per standards.



- Water heating unit was inoperable at the time of the inspection. It appeared that the unit was not properly lit at the time of the inspection.
- Exposed water lines at the water heater area need to be protected from freezing (insulated)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Water heater Temperature and Pressure Relief Valve

Water heater T & P valve piping does not have proper termination. Piping needs a 90 degree elbow at the termination point and the termination needs to be made within 6" of grade or appropriate drain location per current code.



Water heater T & P valve piping is plumbed with wrong material. Piping present is not rated for hot water use.



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

D. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Other

Comments:

V. APPLIANCES

A. Dishwashers



Comments: It is the opinion of this inspector that the dishwasher equipment appeared to be performing its intended function at the time of the inspection with the exception of observed / noted / checked (deficient) items below.

Dishwasher unit appears to be hardwired. No means of electrical disconnect observed per current code.

No anti-siphon loop observed at the drain line of the dishwashing equipment per current code standards.



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Food Waste Disposers



Comments: It is the opinion of this inspector that the food waste disposer appeared to be performing its intended function at the time of the inspection with the exception of any observed / noted / checked (deficient) items below.

Excessive vibration / noise observed in food waste disposer unit. Appears to have something loose inside the disposer



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Range Hood and Exhaust Systems



Comments:

It is the opinion of this inspector that the internally vented range hood and exhaust systems appeared to be performing their intended function at the time of the inspection with the exception of any observed / noted / checked (deficient) items below.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

D. Ranges, Cooktops, and Ovens



Comments: It is the opinion of this inspector that the ranges, cooktops, and oven equipment was performing its intended function at the time of the inspection except for the observed / noted / checked items below.

Range / Stove Type: Electric Gas

Oven(s):

Unit #1: Electric Gas
Tested at 350°F, Variance noted: 0°F (max 25°F)
Unit #2: Electric Gas
Tested at 350°F, Variance noted: 0°F (max 25°F)

E. Microwave Ovens



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments: It is the opinion of this inspector that the microwave oven appeared to be performing its intended function at the time of the inspection with the exception of any observed / noted / checked (deficient) items below.

F. Mechanical Exhaust Vents and Bathroom Heaters



Comments: It is the opinion of this inspector that the mechanical exhaust vents and bathroom heaters appeared to be performing their intended function at the time of the inspection with the exception of observed / noted / checked (deficient) items below.

I=Inspected

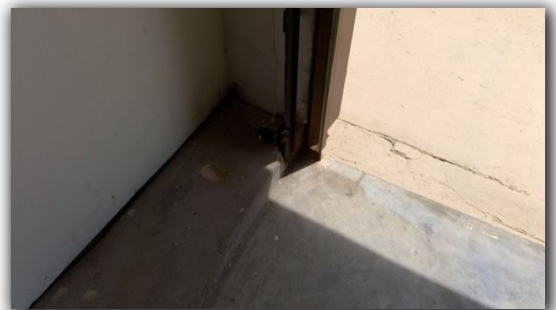
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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G. Garage Door Operators



Comments: It is the opinion of this inspector that the garage door operator equipment appeared to be performing its intended function at the time of the inspection with the exception of observed / noted / checked (deficient) items below.

- Wiring for the garage door operator controller is not installed in a usual and customary building practice. Wiring was installed on the outside of the sheetrock at wall and ceiling and is visible

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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from the controller to the garage door operator unit.

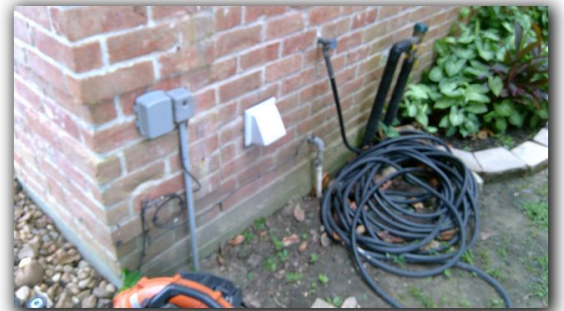
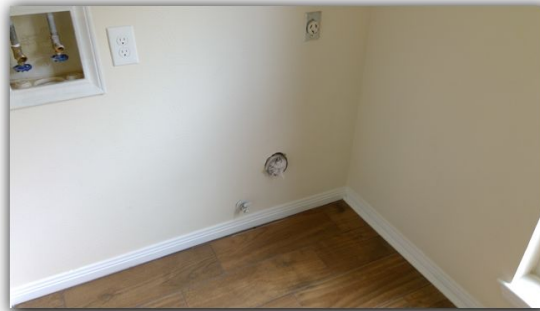


Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

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-
-

H. Dryer Exhaust Systems

It is recommended that the dryer vent be properly cleaned by a professional prior to using vent. There are components of the dryer exhaust vent system that are not accessible and cannot be inspected.



Comments: It is the opinion of this inspector that the dryer exhaust system appeared to be performing its intended function at the time of the inspection with the exception of observed / noted / checked (deficient) items below.

Dryer vent cover does not conform to current code and TREC standards. The cover should not have a screen at the termination point.



Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. Other

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems



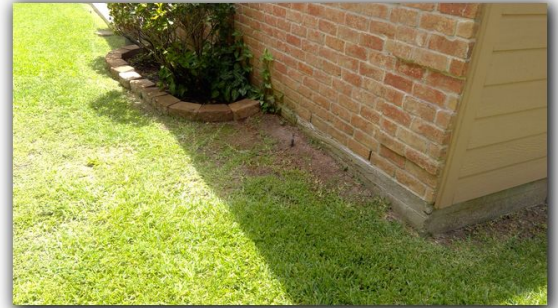
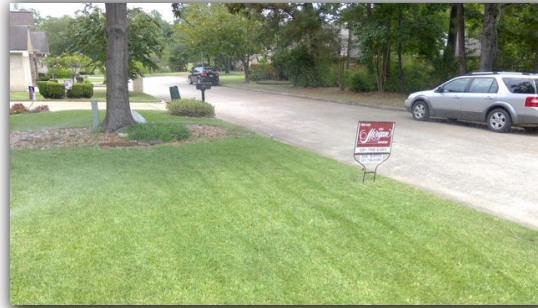
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Landscape irrigation system present in: Front Yard Rear Yard

Anti-siphon Device Present

Yes No

Rain Sensor Present

Yes No

Comments: It is the opinion of this inspector that the landscape irrigation system appeared to be performing its intended function at the time of the inspection with the exception of observed / noted / checked (deficient) items below.

- Zone 1 - Front flower beds
- Zone 2 - Front yard
- Zone 3 - Right side house
- Zone 4 -
- Zone 5 -
- Zone 6 -
- Zone 7 -
- Zone 8 -

No landscaping irrigation system coverage present at the left side of the house or the rear side of the house.

Would recommend that a licensed and / or qualified contractor be consulted to make any further recommendations and / or repair

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Pool Construction Types

Gunitite Stone vinyl Tile Pool Heater Not Present

Pool Exit Alarm Present Safety Barriers present with self closing gate

Comments:

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: Water Pump Types

Jet Pump Submersible Pump

Type of Storage Equipment: Water Storage Equipment

Above Ground Storage Tank
 Galvanized Baffle Tank
 20 gallon 40 gallon 80 gallon

Proximity To Known Septic System: _____ ft. (Requirements are for Tank to be at least 50 feet from water well and drain field lines need to be a minimum of 100 feet from the water well.)

Independent Coliform Analysis Being Provided By Independent Laboratory
 Independent Coliform Analysis Recommended

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: Septic Systems

Location of Drain Field:

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

F. Other

Comments:

Summary Page

- Exposed rebar observed at the slab foundation. Parging is recommended to keep the exposed rebar from rusting.
- Cracks observed in exterior brick walls showing some evidence that the foundation has moved / settled. (see exterior wall section for more pictures)
- Repairs have been made to brick mortar in areas that appeared to show signs of movement / settlement. (see exterior wall section for pictures).
- Cracks observed in exposed garage concrete floors at one or more locations.
- Horizontal cracks observed in the side of the slab concrete surfaces at the rear corners of the slab foundation.
- Cracks observed in flatwork (Driveways, sidewalks, etc. Not related to foundation of structure but noted on report for potential buyer to be fully informed
- Soil level too high around the perimeter of the slab: Grade does not conform to current code requiring a 4" slab exposure between the finished grade and exterior brick
- Soil level too high around the front porch post (s) areas at one or more locations. Grade does not conform to current code requiring a 4" slab exposure between the finished grade and exterior brick
- Grade does not conform to current code requiring a 6" fall 10' from the structure
- Drainage on the right side of the house does not appear to be properly draining water away from the foundation
- Drainage on the left side of the house does not appear to be properly draining water away from the foundation
- Evidence observed of previous gutters present on house. It appears the gutters and downspouts have been removed, but downpout straps are still present in some locations.
- Higher and lower areas observed in roof covering noticeable at one or more locations.
- Evidence of previous moisture penetration observed in roof decking from attic side
- Edges of shingles around the perimeter are damaged at one or more locations.
- Roof covering shows evidence of deterioration / fiberglass threading showing in some locations.
- Early signs of roof deterioration were observed. Gravel coming loose, pitted surfaces, fiberglass threading showing at edge of shingles
- Attic access fold down ladder not installed per manufacturer's specifications / proper fasteners
- Framing at the attic access does not conform to current standards requiring double framing for the access door.
- Cut framing around the fireplace chimney does not appear to be properly supported..
- Framing at attic access was cut and not properly supported at the hallway attic access..
- Proper 30" working clearance and level platforms needed in front of equipment located in attic space at one or more locations.
- Attic does not conform to current code requiring a continuous / solid and unobstructed 24" wide catwalk
- Voids observed in insulation in attic space at one or more locations.
- Insulation piled up in some areas of the attic space that appear to need to be redistributed.
- Damaged and / or missing vent screens in one or more locations. (see left side of house)
- Low areas observed in roof decking at one or more locations.
- Evidence of previous moisture penetration observed from attic side at some plumbing vent pipe roof penetration locations.
- Wood rot / previous water penetration observed on the attic side of the roof sheathing / framing. (see around chimney brick in attic space)
- House was not constructed per current standards requiring the purlin brace to be the same size or larger than the rafter being supported. 2 x 4 purlins supporting 2 x 6 rafters observed.
- Purlin braces needed every 4' per current code to properly support purlins in attic space. It appears that some purlin braces are missing at some locations.
- Ridge board is not properly sized larger than the rafters attached per current standards and shows signs of movement.
- Mortar is separated, cracked or missing in some areas

- Caulking / sealant is separated or missing in some areas
- Evidence of previous exterior siding repairs observed
- Heavy vegetation needs to be trimmed from touching exterior walls
- Weep holes not properly spaced per current code standards at multiple locations. Current code requires a weep hole within every 33".
- Ceiling cracks observed in one or more areas. See right rear bedroom ceiling.
- Evidence of previous repair observed in multiple sheetrock ceiling locations
- Tile flooring was not installed in a usual and customary building practice manner. PVC drain line observable at the tile flooring in what appears to be an old "wet bar" location.
- Interior doors do not latch properly at one or more locations.
- Ball latches appear to be damaged / missing at one or more door locations which keeps the door from latching properly. See study closet area. Doors do not appear to be supplied with appropriate ball latches.
- Interior doors rub, stick or hit frames: see master bedroom entry door and the hall closet door.
- Double door units do not fit square to each other at one or more bedroom closet locations
- Wood rot observed in the lower door area of one or more exterior doors where it appears that the middle window present was once a door that has been permanently fixed into a window.
- Exterior door has been altered and turned into a window location at the middle patio area.
- Bottom panel of garage door is bowed / bent / damaged on the interior side of the door.
- Some window / door screens are damaged or missing
- No damper anti closing device installed to prevent damper from closing with gas fired appliance present
- Gas valve does not require the use of a separate key. This can present a potential safety hazard if valve is turned without the use of the key and gas is inadvertently turned on.
- Inspector did not have access to the chimney cap location. Due to the age of the structure and the type of construction, this inspector would recommend that a qualified fireplace specialist make any further recommendations and potential repairs to the mortar chimney cap as needed.
- Bonding / grounding / wiring / ground clamp not present at the electrical service entrance panel box per current standards.
- White "neutral" type wiring used as "hot" needs to be properly identified as "hot" in panel box at one or more locations. White wiring should be wrapped with black tape or marked with a black (or other appropriate color that is not white, grey or green) marker.
- White "neutral" type wiring is required by current code to be individually secured into individual holes in "neutral" buss bar. Double wiring and securing two or more wires to a single set screw is not allowed per current code on the "neutral" buss bar.
- Lack of anti-oxidants on aluminum conductor terminals in panel box at one or more locations.
- Wiring entering the panel box without appropriate clamps / bushings at knock out holes
- Electrical panel box is not properly labeled
- Conduit appears damaged (not installed in a usual and customary building practice manner) at the electrical meter can.
- Panel box does not conform to current code regarding the proper presence of arc fault protection. Arc fault protection did not enter the NEC code until 2002.
- Incorrect size of breakers / fuses: 15 amp is maximum size breaker that can be used on #14 wiring. 20 amp present
- Incorrect size of breakers / fuses: 20 amp is maximum size breaker that can be used on #12 wiring. 30 amp present
- A/C condensing unit #1:
Specifies max amp breaker of 35 / 20.8 amp minimum and a 50 amp breaker is in use. Breaker present is too large for the maximum rating listed on the HVAC condensing unit.
- Loose, damaged, missing outlets / switches / covers at one or more locations.
- Outlet/Switches loose at multiple locations.
- Switch(s) could not be determined for proper operation at one or more locations.

- House does not conform to current code regarding proper receptacle placement: A minimum of one receptacle is required per current code at an island location.
 - No GFCI protection at one or more location. This is considered a recognized safety hazard: All kitchen, bathroom, garage, exterior, washing machine, dishwasher, disposer and wet bar locations are required by current code to be GFCI protected.
 - GFCI are not properly installed or operate properly at one or more locations.
 - Light fixtures not operating in one / more locations: May be due to dusk / dawn sensors or timers present
 - House does not conform to current code regarding proper presence, placement and inter-connectivity of smoke detectors
 - Electrical wiring observed that was not properly terminated in a junction box
 - Improper use of extension cords as permanent wiring observed in one or more locations. Permanent use of extension cords for permanent wiring is considered a safety hazard by current standards. See above microwave area.
 - No sediment trap observed in gas line of HVAC system
 - 30" unobstructed working clearance and level platform needed in front of the HVAC furnace unit.
 - Gas line entering the casing of the HVAC furnace should be "hard piped". Flexible gas line should not enter the casing of the furnace.
 - Lack of GFCI exterior receptacle near unit for technician per current code.
 - Conduit is not properly connected / installed at exterior wall
 - Lack of unobstructed working platform (>30") and clearances observed at attic HVAC evaporator coil.
 - HVAC duct system does not conform to current code regarding proper sealing / mastic
 - Exposed plumbing supply lines in attic need to be protected from freezing (insulated)
 - Minimal water pressure observed at the kitchen sink faucet.
 - Toilet plastic anchor bolt covers loose at hall bathroom toilet.
 - Exterior shut off valve handle appears to be damaged / broken.
 - Proper insulation needed on exterior exposed water lines / plumbing
- It is the opinion of this inspector that the water heating equipment DID NOT appear to be performing its intended function at the time of the inspection**
- Debris present in the drain pan of the water heating equipment
 - Sediment trap not present in gas line at water heating equipment
 - 30" working clearance and platform needed in front of water heating equipment
 - Drain pan is damaged / dented at water heating equipment.
 - No cold water shut off valve present at the water heating equipment per standards.
 - Water heating unit was inoperable at the time of the inspection. It appeared that the unit was not properly lit at the time of the inspection.
 - Exposed water lines at the water heater area need to be protected from freezing (insulated)
 - Water heater T & P valve piping does not have proper termination. Piping needs a 90 degree elbow at the termination point and the termination needs to be made within 6" of grade or appropriate drain location per current code.
 - Water heater T & P valve piping is plumbed with wrong material. Piping present is not rated for hot water use.
 - Dishwasher unit appears to be hardwired. No means of electrical disconnect observed per current code.
 - No anti-siphon loop observed at the drain line of the dishwashing equipment per current code standards.
 - Excessive vibration / noise observed in food waste disposer unit. Appears to have something loose inside the disposer
 - Wiring for the garage door operator controller is not installed in a usual and customary building practice. Wiring was installed on the outside of the sheetrock at wall and ceiling and is visible from the controller to the garage door operator unit.
 - Dryer vent cover does not conform to current code and TREC standards. The cover should not have a screen at the termination point.
 - No landscaping irrigation system coverage present at the left side of the house or the rear side of the house.

